

LRB-2024-15

23/01625/FLL – Change of use of flat to short-term let accommodation unit (in retrospect), 34 Lagreath Brae, Pitlochry, PH16 5QQ

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mrs Anne Lapsley
13 Aldour Gardens
Pitlochry
PH16 5BD

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **12th December 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/01625/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 18th October 2023 for Planning Permission for **Change of use of flat to short-term let accommodation unit (in retrospect) 34 Lagreath Brae Pitlochry PH16 5QQ.**

David Littlejohn
Strategic Lead (Economy, Development and Planning)

Reasons for Refusal

1. The proposed retrospective change of use is contrary to Policy 30, Tourism e) of National Planning Framework 4 (2023) as the proposal will result in:
 - i. An unacceptable impact on local amenity and character of the area, and
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
2. The proposal is contrary to National Planning Framework 4 (2023) Policy 14c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), Policies 1A and 1B: Placemaking, Policy 17 d) Residential Areas and the Change of Use of Residential Property to Short-term Let Planning Guidance as the short-term let accommodation would adversely impact on the amenity of residents of the flats and the short-term let use is not compatible with the amenity and character of the existing residential development.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

1. Records indicate that at least part of the proposed development site lies within a radon affected area where the measurement/monitoring of radon gas and the installation of mitigation measures may be required.

Further information on radon gas and the associated reports that can be obtained is available at www.ukradon.org and at <http://shop.bgs.ac.uk/georeports/>.

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

02

03

04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/01625/FLL	
Ward No	P4- Highland	
Due Determination Date	17th December 2023	
Draft Report Date	11th December 2023	
Report Issued by	JF	Date 11.12.2023

PROPOSAL: Change of use of flat to short-term let accommodation unit (in retrospect)

LOCATION: 34 Lagreach Brae Pitlochry PH16 5QQ

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The proposal seeks to change the use of an existing flat in Pitlochry settlement to a short term let.

The property forms the ground floor flat in a '4 in the block' build within a residential cul-de-sac. The property is a comprises of two bedrooms, one en-suite, bathroom, sitting room and kitchen. It has its own direct access to the street and a parking space.

The supporting statement details that the property has been used as an STL since 2019. The application site has been visited so that an assessment of the wider character of the area could be made.

SITE HISTORY

10/00385/FLL Revised Layout to form 8 flats at Plot Nos 1, 2 and 3. 26 August 2010
Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: Discussions with applicant

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4 :

Policy 14: Design, Quality and Place
Policy 30: Tourism

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking
Policy 1B: Placemaking
Policy 17: Residential Areas
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non Statutory Guidance

https://www.pkc.gov.uk/media/51995/Planning-Guidance-Change-of-Use-of-Residential-Property-to-Short-term-Let/pdf/Short-term_Let_2023.pdf?m=638369337435530000

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

Environmental Health (Noise Odour) No objection

Communities Housing Strategy Saturation levels of STLs highlighted

REPRESENTATIONS

1 representations were received:

- Noise
- Parking in wrong space
- Damage to cars
- Detrimental impact on residential amenity

These issues are addressed in the appraisal section of the report with the exception of parking the wrong space and damage to cars which are not within the control of planning.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The primary policy in this instance is NPF4 Policy 30(e): Tourism, as there is no specific LDP2 policies relating to Short-Term Let accommodation, particularly where changes of use of existing properties are concerned.

Placemaking considerations (policies 1A and 1B) and Policy 17 Residential Areas are relevant in so far as they seek to guide development to the right location to avoid adverse impacts.

NPF4 Policy 30(e): Tourism states that Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

In respect of criterion (i) of NPF4 Policy 30(e), the proposed use of the property as a short term let would not be significantly different from a flat in terms of its physical appearance, the extent of guest footfall or noise emanating from the property, so long as good management practices are in place. However, the expected high turnover of guests has the potential to increase disturbance to neighbouring residents. In addition, the proposal would contribute to a cumulative adverse impact on the residential character of the residential development.

In respect of criterion (ii) of NPF4 Policy 30(e), the proposal would result in the loss of a flat to short term let accommodation in the PH16 postcode area which is already subject to a proliferation of holiday accommodation. This in turn would adversely impact the availability of residential accommodation locally. There are undoubtedly economic benefits associated with the proposal, not least to the applicants themselves and to local businesses who benefit from the custom of guests, but these do not necessarily outweigh the loss of residential accommodation in this instance.

Planning Guidance short-term lets (STLs) has recently been produced due to concerns expressed over the impact of STLs on services, local business staffing and expansion, as well as housing affordability. The Guidance was formally adopted by the Council on 1 November 2023 following consultation during Summer 2023.

Six considerations have been outlined within the Guidance to assist in the application of the policy framework set out in NPF4. The considerations include location, larger residential properties (which the loss of would have less impact), refurbishment of long-term empty properties, local amenity and character, business diversification, and the relationship between loss of residential accommodation and local economic benefits. The location consideration contains reference to three area

types: city and town centres; mixed-use areas within settlements; and predominantly residential areas.

The adopted Guidance forms the most up-to-date indication of Council policy intent on the matter, and as such is a material consideration in addition to other policy factors and supplementary guidance in the assessment of the proposals. The guidance states that the benefits offered from short term lets must be balanced against the impact the loss of that residential property has on the availability of housing for local people, and in particular access to affordable housing.

This flat forms part of a development purposely built to provide a range of housing and is within an area zoned for residential uses (Policy 17 LDP2). The property also lies within an area which has high levels of STL accommodation. In this case the benefits of providing holiday accommodation are not seen to outweigh the impacts on the residential character of the area and the loss of affordable housing.

The proposal therefore conflicts with NPF4 Policy 30(e) Tourism, and the intent of LDP2 Policy 1A: Placemaking, Policy 17 Residential Areas and the STL planning guidance. The principle is therefore unacceptable.

Residential Amenity

NPF4 Policy 14 Design, Quality and Place and LDP2 Placemaking Policies 1A and 1B and Policy 17: Residential Areas support proposals which are compatible with the amenity and character of the surrounding area.

The flat forms part of a residential development approved in 2006 (circa 18 dwellings and 8 flats). The arrangement of the buildings in a cul-de-sac provides for a quiet, private, enclosed development.

Through the use of the flat as a short term let there is the potential for noise from the users of the properties to affect neighbouring residential properties. The introduction of Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 requires these to be licensed and noise conditions will form part of the licence.

The use of the property as a short-term let is considered to be incompatible with the character of the residential development and wider residential area. The intensification of use and movements may adversely impact the amenity of neighbouring residents and would alter the existing private, quiet, residential character of the street.

As the proposal would not be compatible with the amenity and character of the surrounding area, it also fails to satisfy national and local placemaking policies (NPF4 Policy 14 and LDP2 Policies 1A and 1B) as well as LDP2 Policy 17 Residential Areas.

Roads and Access

One parking space is allocated to the 2-bedroom property. It would not be inconceivable for more than one car to be used by guests. As the principle of

development is not supported it has not been investigated what other parking would be available in the locale.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be small scale related to local spending.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Conditions and Reasons

- 1 The proposed retrospective change of use is contrary to Policy 30, Tourism e) of National Planning Framework 4 (2023) as the proposal will result in:
 - i) An unacceptable impact on local amenity and character of the area, and
 - ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
- 2 The proposal is contrary to National Planning Framework 4 (2023) Policy 14c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), Policies 1A and 1B: Placemaking, Policy 17 d) Residential Areas and the Change of Use of Residential Property to Short-term Let Planning Guidance as the short-term let accommodation would adversely impact on the amenity of residents of the flats and the short-term let use is not

compatible with the amenity and character of the existing residential development.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

- 01
- 02
- 03
- 04



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100645748-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

WE WOULD LIKE TO CHANGE OUR FLAT INTO A SHORT TERM HOLIDAY LET AND REQUIRE PLANNING PERMISSION TO DO SO.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="ANNE"/>	Building Number: <input type="text" value="13"/>
Last Name: *	<input type="text" value="LAPSLEY"/>	Address 1 (Street): * <input type="text" value="ALDOUR GARDENS"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Pitlochry"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PH16 5BD"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="34 LAGREACH BRAE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PITLOCHRY"/>
Post Code:	<input type="text" value="PH16 5QQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="758260"/>	Easting	<input type="text" value="293319"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

65.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

WE CURRENTLY USE THIS FLAT AS A HOLIDAY LET AND HAVE BEEN DOING SO SINCE APRIL 2019. WE HAVE BEEN VERY SUCCESSFUL AND HAVE A VERY HIGH RATING OF 9.7 WITH BOOKING.COM WITH MANY GUESTS RETURNING YEAR AFTER YEAR.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

1

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

1

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

WE CURRENTLY HAVE AN AREA FOR WASTE BINS, INCLUDING RECYCLING AND WILL CONTINUE TO USE THIS AREA.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate ~~A~~ B - Revised certificate to follow

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mrs ANNE LAPSLEY

On behalf of:

Date: 26/09/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Name	Address	Date of Service of Notice

Signed:

On behalf of:

Date:

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

(1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

(2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

or

(5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

(6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ been unable to do so.

Steps taken:

I have completed a form as per page 11 and have now posted this form through the letter boxes of the local residents.

Signed: _____

On behalf of: Anne Lapsley

Date: 18.10.23

CERTIFICATE D

Certificate D is for use where the application is for mineral development.

(1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or

(2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

(5) Notice of the application as set out below has been published and displayed by public notice

Signed: _____

On behalf of: _____

Date: _____

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mrs ANNE LAPSLEY

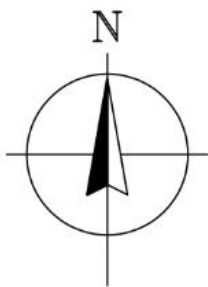
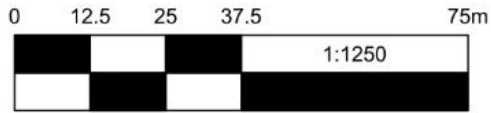
Declaration Date: 26/09/2023

Payment Details





LOCATION PLAN... 1:1250



REVISION

INT DATE



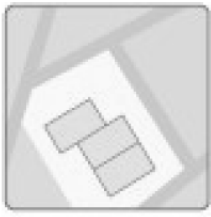
Greenfields Design Ltd.

architectural and timberframe design consultants

2B Bank Street, Alloa, Clackmannanshire FK10 1HP
 tel. 01259 216500
 email. gfd@greenfieldsdesign.co.uk

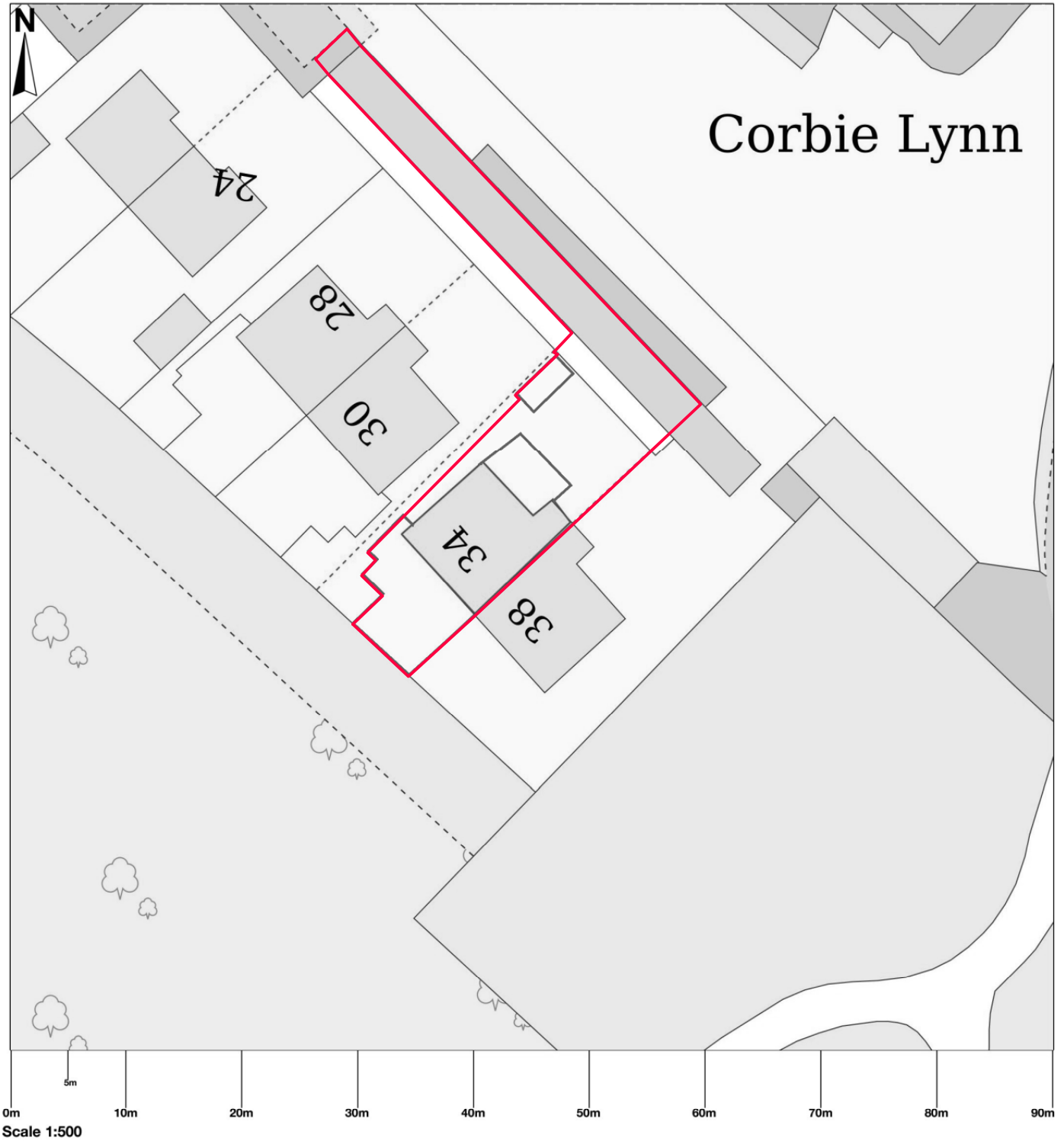
Title - Location Plan
 Project - Angela Cunningham
 34 Lagreath Brae
 Pitlochry

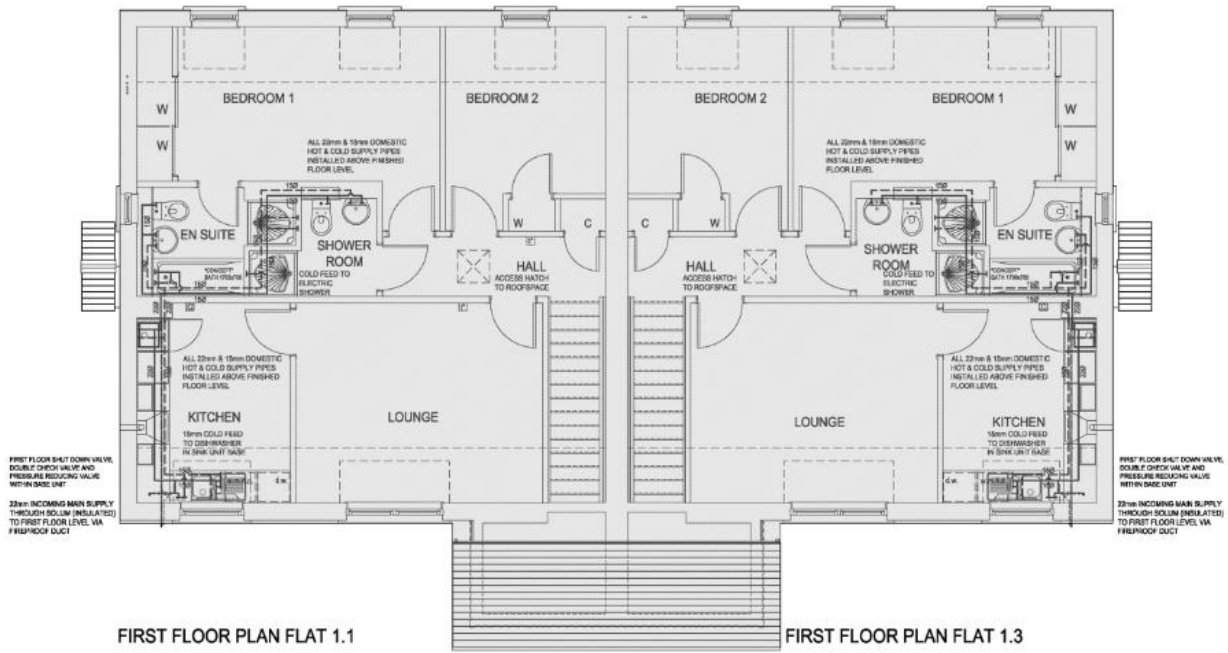
SCALE	1:1250	DRAWN BY	JB
DATE	17/10/2023	DRAWING NO.	2317-02
SHEET	A4	PROJECT NAME	Cunn1



34 Lagreach Brae, Pitlochry, PH16 5QQ

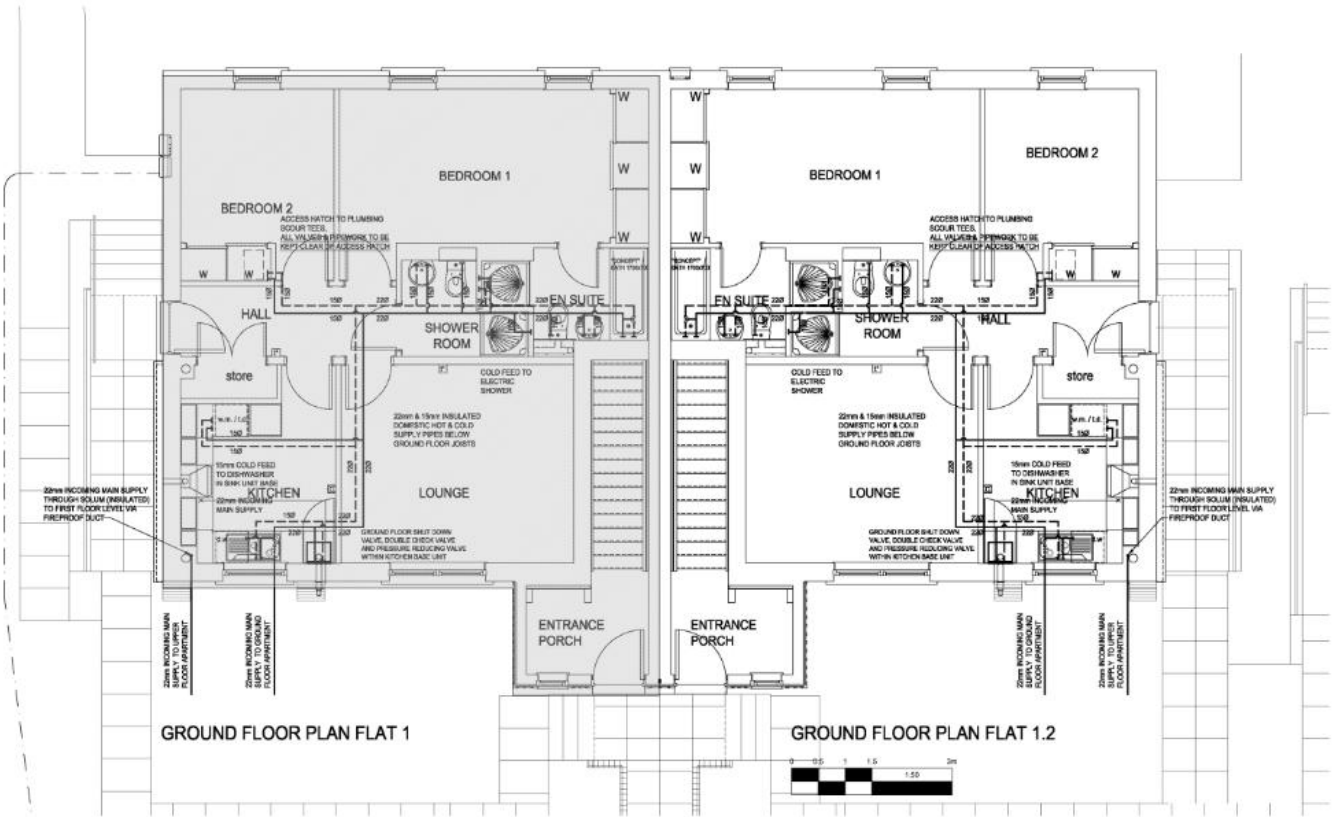
Corbie Lynn





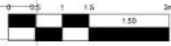
FIRST FLOOR PLAN FLAT 1.1

FIRST FLOOR PLAN FLAT 1.3



GROUND FLOOR PLAN FLAT 1

GROUND FLOOR PLAN FLAT 1.2



PLUMBING NOTES

- CENTRAL HEATING AND DOMESTIC HOT WATER SYSTEM BY WORCESTER BOSCH GREENSTAR 40 CD GAS FIRED WALL MOUNTED COMBI CONDENSING BOILER SITUATED IN HALL KITCHEN CUPBOARD.
- 150 HOT & COLD SUPPLIES TO WASH BATH, SHOWER, KITCHEN SINK & WASHING MACHINE.
- 150 COLD SUPPLY TO WC & DISHWASHER.
- GROUND FLOOR DISCHARGE PIPE TO TERMINATE DOWNPANS, 200mm MINIMUM ABOVE FINISHED GROUND LEVEL, AND BE FITTED WITH WIRE GAZE TO PREVENT CONTACT. UPPER FLOOR COPPER DISCHARGE PIPES AT HIGH LEVEL TO BE TURNED BACK AGAINST WALL FOR SET OF 'FRENCHARD' PIP BFFTS TO THE SANS.

PLUMBING LEGEND

- ⊥ SH-1 DOWN VALVE
- ⊥ DOUBLE CHECK VALVE
- ⊥ PRESSURE REDUCING VALVE
- ⊥ COMBINATION VALVE
- ⊥ THERMOSTATIC MIXING VALVE

2	28/1/11	ELECTRIC SHOWERS AND COLD FEEDS ONLY TO GROUND FLOOR AND FIRST FLOOR FLAT SHOWERS ROOM	CR1
1	08/1/11	REDESIGNED FOR SABLE	CR1
No.	Date	Revision	By
<p>S A & J Stephen Ltd Stephen House, Edinburgh Road, Perth PH2 8BS Telephone 01738 620721</p>			
<p>Project: HOUSING DEVELOPMENT AT ATHOLL ROAD PITLOCHRY Plot Nos 1, 1.1, 1.2 & 1.3</p>			
<p>Title: GROUND & FIRST FLOOR PLUMBING LAYOUTS</p>			
Drawn	CR1	Date	02/01/11
Scale		1:50 @ A1	
House type		714_07 (version 0)	
Drawn no	8462/720	Rev	2

Our flat has been running very successfully as a holiday let since April 2019 with a Quality Rating 4 and an Exceptional guest review score of 9.7.

You can have a look at this flat on [booking.com](https://www.booking.com) under the name Faskally Shores or by using this link <https://www.booking.com/Share-wgGTae>

The flat is two bedroom, two bathroom, main door access with a small rear garden with parking for one car. As the flat is on the ground floor it is wheelchair friendly, this factor has gained us many bookings by the elderly and disabled. There is also space for visitors to park. The guests gain access to the property by using our key lock box which has a passcode, the passcode is given to the guest on the morning of arrival. Our caretakers and owners details are in the information pack should the guests need urgent assistance.

We only allow bookings for adults over the age of 21.

We only allow families with children over the age of 3.

We do not allow pets.

We do not allow parties.

We have a quiet policy between 9pm and 7am.

We do not allow smoking.

We only allow a maximum of 4 guests to stay at any time.

We have a policy in place for only allowing bookings for a minimum of 2 nights.

We have never had any reports of noise or disruption of any sort.

We are closed for two weeks between Christmas and New Year to ensure minimal disruption to the neighbours over the festive period.

Our flat is maintained by our Caretakers that live approx.10 mins from the flat, the flat is decorated and furnished to a very high standard. Our flat goes through a deep cleanse after every check out and is left immaculate for the next guest.

Our flat has been assessed and certified by R W Bell Electrical Pitlochry Ltd for Legionella, Gas Safety, Fire safety, Electrical Installation condition reports and Portable appliance test register.

I can provide you with booking reports showing how successful we have been over the past 4 years if required, with the exception of the lockdown period. During large events in Pitlochry such as Etape Caledonia, Blair Castle Horse Trials and the Enchanted Forest we are always fully booked.

I also have bookings right up until August 2024.